



I'm a landlord on High Path

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What does
regeneration
mean for me?

Circle
Housing™

Merton Priory

PINCOTT ROAD SW18



Last summer Circle Housing Merton Priory consulted residents about the future of High Path. Following a review of the feedback we received we concluded that regeneration should be explored further.

We've appointed architects to work with us and local residents for the rest of 2014. They've been asked to design what the new neighbourhood would look like if the regeneration project for High Path goes ahead.

This leaflet provides more information for landlords about what will happen as we start to design the new neighbourhood and how you can be involved.



Our promise to you

This is a chance for the **whole neighbourhood to decide** how best to sort out the problems with High Path that we were told about last summer.

Preparing plans for a new neighbourhood is complicated so we can't answer all the questions you have straight away. The idea is that **we develop the scheme with you** and other local organisations such as the London Borough of Merton, local schools and community groups. So ideas, designs and costs will change throughout the course of the year. We promise to work with you this year on the **options for landlords** who own a property on High Path. And we promise to **update you** as soon as we have new information.

Left: Wayne Hainsworth,
Managing Director of Circle
Housing Merton Priory

Listening to you

This year is about **working together to design the new neighbourhood**. Once this has been completed you'll have a much clearer picture of what regeneration could mean for you.

During our consultation we will:

- **Provide choice** – we'll make sure you have as much choice as possible when making decisions about the future of the neighbourhood
- **Listen to you** – at each stage of the consultation we'll share the feedback we've had
- **Provide independent advice** – you'll have access to independent advice and support about regeneration
- **Work with you** – you'll be involved every step of the way as we need your help to design the new neighbourhood

This leaflet includes a timeline to show you how the design work will progress and when we'll be able to provide more information.



What does designing the new neighbourhood mean?

By the end of the year you'll have helped us decide on the **location, layout and design** of the new homes to be built. We'll also know how the green spaces can be improved, what parking facilities are required and how access to public transport and local facilities will work.

Working with the London Borough of Merton and your elected representatives

The regeneration of High Path will need the support of the London Borough of Merton (LB Merton). Together with colleagues at LB Merton, we're looking at how regeneration could affect the commitments made by Circle Housing Merton Priory when High Path was transferred to us. We've also been speaking to your local Councillors and MP and will continue to do so.

Any major changes at High Path **will need planning permission** from LB Merton so we are working closely with them.

Between **May this year and January next year** our design team will hold a series of community consultation events including:

- A design stage launch event
- A High Path walkabout with the design team
- Resident workshops on specific parts of the design such as the new homes, buildings and public spaces
- Visits to new homes and developments in other areas to see what is possible
- Events to look at options for the design of the new High Path
- An exhibition to present a final design for the new High Path

Independent advice

We recognise that residents need access to **independent advice and support**. We'll be asking residents to help us appoint an independent advisor who can help you to make **informed choices**. This new service will be available from May onwards.

One of the first jobs for the advisor will be to set up arrangements for **residents to meet regularly with the Circle Housing Merton Priory team** working on the regeneration project.

Options

Can I buy a property in the new neighbourhood?

If you own a property on High Path but it is not your main residence **you can buy a home in the new development** if you wish. Or you can take the money offered to you for your home and reinvest it elsewhere.

What about service charges?

If you decide to buy a new property outright on High Path, you would pay service charges where Circle Housing Merton Priory is providing services.

Right: Orchard Village, a recent development by Circle Housing



Finances and valuations

What are my rights as a property owner?

None of this affects your rights to sell or rent your property at any time before the regeneration starts.

What financial help will I be offered?

When we need to buy your property **we'll offer you the market value at that point plus an additional 7.5%**.

How will my property be valued?

When we need to buy your property from you we'll make sure you get a fair price:

- Your home will be **valued by an independent valuer** appointed by Circle Housing Merton Priory
- We'll also pay for you to **have your own valuation done**
- Based on those valuations we will then agree the **open market value** which will vary from house to house, as it does with any property sale

What if I've improved my property?

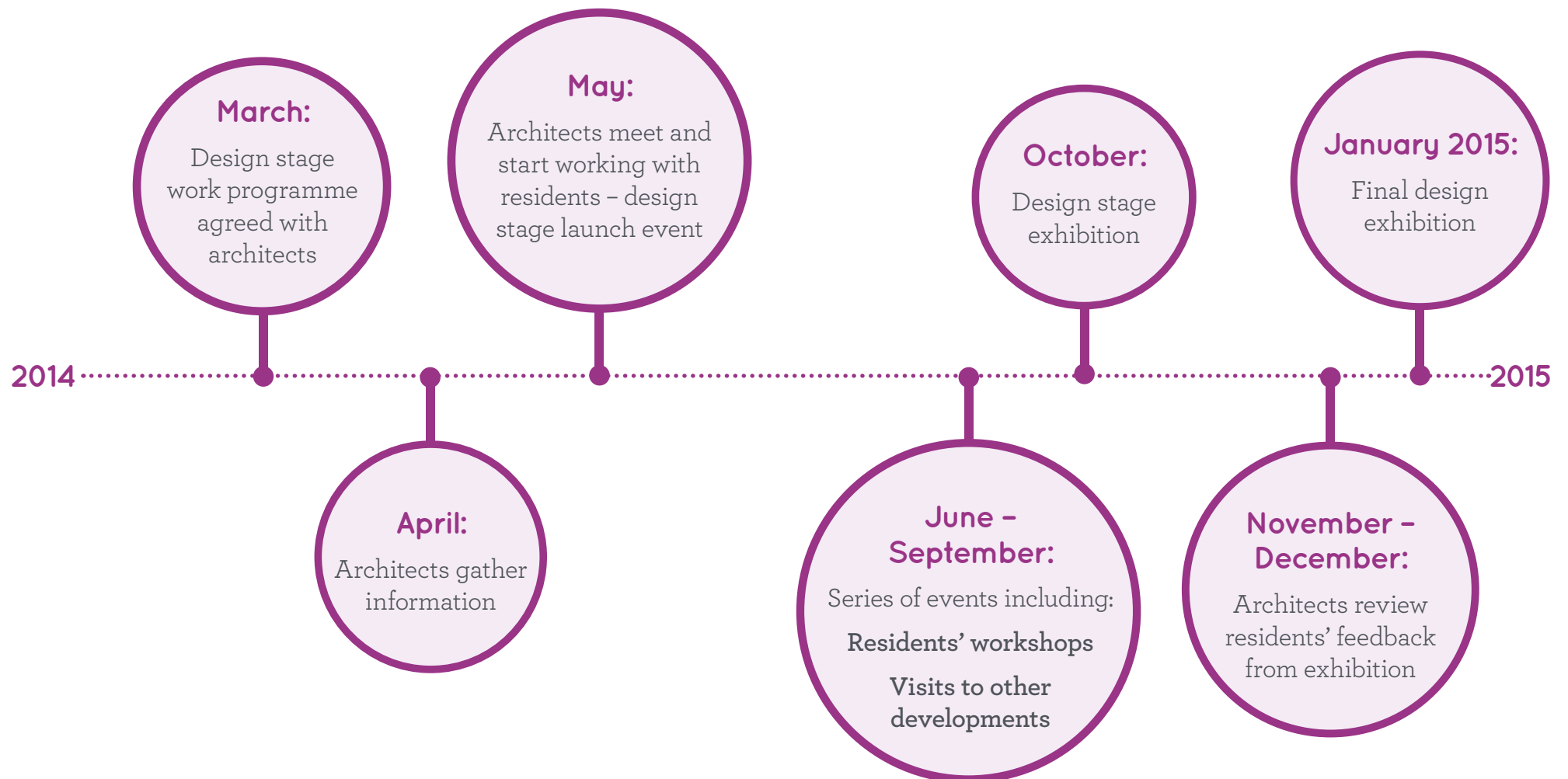
Any improvements you've made to your property will be reflected in the valuation:

- Every property will be **individually valued**
- Valuations will be **based on your property** – not an average for your street, house type, etc.



Timeline

To give everyone a better idea of what the design stage will involve and how long it will take, this timeline includes opportunities to get involved:





How to contact us

Your consultation officers, **Winston Phillips** and **Donna Brown**, can be contacted on: **020 3441 8518** or email highpath@circle.org.uk

www.circle.org.uk/merton-priory

Alternative formats

If you need a copy of this newsletter in large print, Braille or any other format or language please call 020 3441 8518.



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